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**Blighted Property Review Committee**  
**Thursday, July 21, 2011**  
**Determination Hearing**  
**Meeting Report**

Mr. Lucky called the Determination Hearing to order at 6:10 pm.

Mr. Lucky announced that the purpose of the hearing was to consider if the conditions of the properties on the agenda met the conditions set by the Pennsylvania Urban Redevelopment Law of 1945, as amended and the City of Reading Blighted Property Review Committee Ordinance, as amended and could be determined as blighted.

**BPRC Attendance:** D. Lucky, D. Reed, W. Bealer, H. Urena, M. Wolfe

**Staff Attendance:** L. Kelleher, T. Ramirez, T. Butler

Mr. Lucky asked Ms. Butler, attorney from the City's Law Department, to conduct the hearing. Ms. Butler explained the hearing procedures and summarized the blighted conditions as set forth in the City's Blighted Property ordinance.

- **829 N 11<sup>th</sup> St., owned by Xavier Mendoza, 1009 M 10<sup>th</sup> St, Reading PA 19604, Purchased April 2002**

Ms. Butler asked the Committee to consider a motion to table 829 N. 11<sup>th</sup> St, as all the required affidavits were not returned by various City Departments.

**Ms. Wolfe moved, seconded by Ms. Reed, to table 829 N 11<sup>th</sup> St. The motion was approved unanimously.**

**1. 922 Penn St, owned by Brito Amado, 108 N Front Street, Reading PA, Purchased March 2001**

Ms. Butler announced that Mr. Brito was not present; however, he asked his representative to attend. Juan Viquer stepped to the podium with the translator provided by the City, Anna Maria Shah, from Global Language Services. Ms. Kelleher administered the oath to Mr. Viquer, with the assistance from the translator and provided him with a copy of the property packet.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet

and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011
- Notice posted on the property on June 13, 2011
- Delinquent water charges of \$3,034.14
- Water Service Off 4-2007
- Gas Service Off 7-2002
- Electric Service Off
- Delinquent Property Taxes totaling \$1400.59 for 2008, 2009 and 2010
- Trades reports that the building is in need of renovation
- Property Maintenance reports that the building was cited for failure to keep secured and vacant structure in 2007 and 2008, failure to maintain in 2006, 2008 and 2009
- Delinquent Trash and Recycling charges of \$546.84
- Liens for Trash and Recycling \$145.96 and Water for \$2,129.05

Ms. Butler stated that Mr. Brito has paid down his delinquent taxes; however, delinquent balances remain, there are no utility services and property maintenance issues.

Mr. Viquer stated that Mr. Brito is working to correct the property's problems and requested an extension. He stated that Mr. Brito will contact Mr. Haver in the CD Office to discuss the matter further.

Mr. Lucky stated that Mr. Brito was provided with more than 60 days notice to correct the problems with the property. He noted the need for the utilities to be restored which will make the property inhabitable.

### **Public Comment**

Ms. Butler opened the floor for public comment; however, no one came forward to speak.

### **BPRC Vote**

**Ms. Reed moved, seconded by Mr. Urena, to approve the certification of 922 Penn Street as a blighted property. The motion was approved unanimously.**

**3 & 4. 517 & 519 Strong Alley, Jack Shultz, owner, 1801 Cambridge Ave Apt A18  
Wyomissing Pa 19610, Purchased Dec 2009**

Ms. Butler asked the property owner or his representative to step forward. Jack Shultz stepped forward. Ms. Kelleher administered the oath to Mr. Schultz and provided him with

property packets.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet for 517 Strong Alley into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011.
- Notice posted on the property on June 13, 2011
- No delinquent water charges
- Delinquent Taxes totaling \$519.20 for 2008, 09, 10
- No Water Service
- Electric Service Off
- Gas Service Off – meter removed 4-2000
- Trades reports that the building is in need of extensive rehabilitation
- Property Maintenance reports that there are numerous citations for failure to secure the building and remove trash and debris in 2005, 2009, 2010 and 2011.
- No Delinquent Trash and Recycling Charges
- Liens for 2004, 05 Property taxes totaling \$199.71; Codes Work Order \$503.96

Ms. Butler entered the property packet for 519 Strong Alley into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011.
- Notice posted on the property on June 13, 2011
- No delinquent water charges
- Delinquent Taxes totaling \$532.29 for 2008, 09, 10
- No Water Service
- Electric Service Off
- Gas Service Off – meter removed 4-2000
- Trades reports that the building requires extensive rehabilitation
- Property Maintenance reports that there are numerous citations for vacant property and no utilities in 2003 and citations for un-remediated fire damage and unsecure property in 2009; work order to secure the building, clear debris and weeds in 2000 and 2003
- No Delinquent Trash charges
- Liens for 2007, 08, 09 Property taxes totaling \$1,600.46 and Codes Work Order \$503.46

Mr. Shultz stated that 517 Strong Alley was sold at a recent tax sale to Gerardo Chavez Rojas, of 28 S. 10<sup>th</sup> St, Reading.

Ms. Butler and Ms. Kelleher explained that the deed to the property, under State tax law, will not pass to the new owner for at least 30 days. They stated that notification will be sent to the new owner also. They explained that the blight designation is attached to the property, not to the property owner.

Mr. Urena asked if anyone had ever resided at this property. Mr. Shultz stated that when he first took ownership the property had tenants. He stated that he had intended to make the repairs to the properties and flip them; however, he made repairs to other less needy properties first. He stated that the cost to repair these properties would cost more than the properties are worth.

### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

### **BPRC Vote**

**Mr. Bealer, seconded by Ms. Wolfe, to approve the certification of 517 Strong Alley as a blighted property.**

**Ms. Wolfe moved, seconded by Mr. Urena, to approve the certification of 519 Strong Alley as a blighted property. The motion was approved unanimously.**

**5. 304 Elm Street St, owned McCrea & Joyce Boykins, 628 Spruce Street, Reading Pa 19602, No purchase date listed**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler explained that this property adjoins 257 N 3<sup>rd</sup> Street, a property that was certified as blighted in January 2011. She stated that property records show this property incorrectly as a lot, not a building, because it is part of 257 N 3<sup>rd</sup> Street.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011.
- Notice posted on the property on June 13, 2011
- No Delinquent water charges
- Water Service Off
- Electric Service Off

- Gas Service n/a
- No Delinquent taxes
- Trades reports that the building is vacant and in need to repair
- Property Maintenance reports that the property files indicate that the property is vacant; trash and weeds citations were issued in 1991 and 2004; Emergency Violation for trash was issued in 2002
- No trash and recycling service
- No Liens.

### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

### **BPRC Vote**

**Mr. Reed moved, seconded by Mr. Bealer, to approve the certification of 304 Elm Street as a blighted property. The motion was approved unanimously.**

### **6. 306 Elm Street, owned by Eloisa Cortes Detinoco, 207 N 2<sup>nd</sup> St Reading Pa 19601, Purchased March 1998**

Ms. Butler asked the property owner or his representative to step forward. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed and completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011.
- Notice posted on the property on June 13, 2011
- No delinquent water charges
- Water Service Off 10-2007
- Electric Service Off
- Gas Service Off – meter removed 4-2009
- No Delinquent Taxes
- Trades reports that the building is vacant and in need of repair
- Property Maintenance reports that there are citations and a guilty verdict for failure to maintain in 2007 and additional failure to maintain citations for 2007 and 2009; citations go back as early as 1989, 1992 and 1999
- Delinquent Trash and Recycling charges of \$826.86
- No Liens

### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward to speak.

### **BPRC Vote**

**Ms. Wolfe moved, seconded by Mr. Bealer, to approve the certification of 306 Elm Street as a blighted property. The motion was approved unanimously.**

**7. 401 Green Terrace, owned by Rough Diamonds Assets LLC, PO Box 124 East Earl Pa 17519, Purchased March 2011**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011.
- Notice posted on the property on June 13, 2011
- No Delinquent water charges
- Water Service Off 3-2009
- Electric Service Off
- Gas Service Off – meter removed 4-2009
- Delinquent taxes were paid at the March Free and Clear Sale
- Trades reports that the building is in need of repair and that there is a “For Sale” sign hanging in the front window and that a rehab agreement has been issued.
- Property Maintenance reports that there are maintenance citations and a guilty verdict in 2007 and additional maintenance citations in 2007 and 2009; weed citations in 2008, 2010, 2011
- Delinquent Recycling charges totaling \$397.63
- Liens of \$206.85 for recycling fees

### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

### **BPRC Vote**

**Mr. Bealer moved, seconded by Ms. Wolfe, to approve the certification of 401 Green Terrace as a blighted property. The motion was approved unanimously.**

**8. 600 N 3rd St, owned by Ricardo Reyes and Nury Reyes, 1113 Boulevard New Milford NJ 07646, Purchased August 2006**

Ms. Butler asked the property owner or his representative to step forward. No one responded.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011.
- Notice posted on the property on June 13, 2011
- Water delinquency totaling \$692.91
- Water service off 6-2010
- Taxes paid
- Electric Service Off
- Gas Service on as of 3-2010
- Trades reports that the building is boarded up and abandoned
- Property Maintenance reports that there was a citation for failure to secure in 2011. The property was secured by Property Maintenance. Weeds and trash citations were issued in 2009, 2010 and 2011
- Delinquent Recycling charges of \$535.69
- Liens totaling \$1,030.57 for 2009 taxes, \$753.78 for water and \$170.06 for Recycling

**Public Comment**

Ms. Butler opened the floor for public comment. No one came forward to speak.

**BPRC Vote**

**Mr. Wolfe moved, seconded by Mr. Urena, to approve the certification of 600 N 3<sup>rd</sup> Street as a blighted property. The motion was approved unanimously.**

**9. 602 N 3rd St, owned by Ricardo Reyes and Nury Reyes, 1113 Boulevard New Milford NJ 07646, Purchased August 2006**

Ms. Butler asked the property owner or his representative to step forward. No one responded.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011.
- Notice posted on the property on June 13, 2011
- Water delinquency totaling \$1,117.71
- Water service off 4-2010
- Electric Service Off
- Gas Service off meter removed 5-2010
- Delinquent property taxes totaling \$731.75 for 2009
- Trades reports that the building is abandoned and boarded up
- Property Maintenance reports that the property owner was cited in 2007 and 2008 for failing to show for an inspection. No inspection has occurred to date. A sewer waste violation was issued in 6-2009 and weeds violations were issued in 5-2010
- Delinquent Recycling charges of \$357.13
- Liens totaling \$410.06 for water and \$255.09 for Recycling

#### **Public Comment**

Ms. Butler opened the floor for public comment. No one came forward to speak.

#### **BPRC Vote**

**Ms. Wolfe moved, seconded by Mr. Urena, to approve the certification of 602 N 3<sup>rd</sup> Street as a blighted property. The motion was approved unanimously.**

**10. 243 Washington St., owned by Juan Velez and Carmen Velez, 510 Lockheed Ave Reading Pa 19601, Purchased March 2000**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011
- Notice posted on the property on June 13, 2011
- Delinquent water charges totaling \$664.75



- Water Service off 9-2010
- Gas Service off 8-2010
- Electric Service off
- Delinquent taxes totaling \$1175.90 for 2008, 2009 and 2010
- Trades reports that the building is vacant and boarded up and in need of repair
- Property Maintenance reports that citations were issued in 2007 for failure to make repairs after inspection and a citation for vacant property in 2011 and weeds in 2009
- Delinquent Trash and Recycling charges totaling \$684.40
- Liens of \$684.40 for Trash and Recycling fees

### **Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

### **BPRC Vote**

**Ms. Wolfe moved, seconded by Mr. Urena, to approve the certification of 243 Washington Street as a blighted property. The motion was approved unanimously.**

### **10. 737 N. 4th St., owned by Pamela Mooneram, 12061 171st St Jamaica NY 11434, Purchased October 2004**

Ms. Butler asked the property owner to step to the podium. No one stepped forward.

Ms. Butler asked Ms. Kelleher if she received, reviewed, completed the Summary Sheet and if the Summary Sheet was an accurate representation of the supporting documentation. Ms. Kelleher replied affirmatively.

Ms. Butler entered the property packet into the record and reviewed the documents and affidavits submitted and attached as follows:

- Notice mailed to the property owner via first class and certified mail on May 23, 2011.
- Notice posted on the property on June 13, 2011
- Delinquent water charges in the amount of \$1,740.55
- Water Service Off 1-2009
- Gas Service off 1<sup>st</sup> flr unit in 2008, in the 2<sup>nd</sup> flr unit in 2009 and the 3<sup>rd</sup> flr unit in 2010 and the hallways in 2011
- Electric Service off
- No Delinquent Taxes
- Trades reports that all utilities are disconnected but the building is structurally sound.
- Property Maintenance reports that there are citations to the property owner for failure to show for an inspection in 2008, placarded for illegal rental in 2008, citations for high weeds and maintenance issues in 2008, and vacant and unsecure in 2010, illegally occupied in 2008

- Delinquent Trash and Recycling charges totaling \$2,056.93
- Liens totaling \$2352.32 for Trash and Recycling from 2005, 07, 08 and 09

**Public Comment**

Ms. Butler opened the floor for public comment. No one stepped forward.

**BPRC Vote**

**Ms. Reed moved, seconded by Ms. Wolfe, to approve the certification of 737 N 4<sup>th</sup> Street as a blighted property. The motion was approved unanimously.**

**Mr. Bealer moved, seconded by Mr. Urena, to adjourn the Certification Hearing.**

*Respectfully submitted by Linda A. Kelleher, Secretary*